

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, September 25, 2006 at Westfield Town Hall. Members present were George Clark, Gloria Del Greco, Brian Morales, Bill Sanders, and Carolyn Stevenson. Also present were Kevin Buchheit, Al Salzman, Jennifer Miller, and Attorney Brian Zaiger.

Sanders presided over the meeting in Spoljaric's absence.

Sanders asked for a motion to approve the August minutes.

Morales requested his statement that Eagle Station go back to Committee be added.

Sanders asked that the discussion regarding his validity for voting on the Wilfong project as well as Zaiger's comments be included in the minutes.

Minutes were accepted as amended by voice vote.

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items on the agenda.

Mr. John Isaacs, Centex Homes, requested a continuance to the October meeting during rezoning process, stating the rezone has been approved and they are in the process of providing updated information to staff.

The Commission approved the continuance by voice vote.

CONSENT AGENDA

0609-SFP-14 937 East 191st Street. Banning Engineering requests approval of the secondary plat of Section 4 of Sycamore on the Monon, 204 lots on 91 acres, in the Sycamore PUD district.

Stevenson asked if anything was addressed on the new surveyor's report.

Salzman responded the letter from the surveyor was provided on September 22. He also stated the Commission information had already been dispersed, and staff is not aware of receiving any new information.

Sanders wants to see drainage issues cleared up before moving on as brought up by the County Surveyor's Office.

Mr. Matt Skelton, Baker & Daniels, stated receipt of the copy of the letter from the County Surveyor's office and assured the Commission of compliance with all comments.

Stevenson asked for confirmation on the new engineering plans and on the concept plan presented back in June, that section four has now been replaced by section one and all the lots have been renumbered.

Skelton responded the lots are all consistent.

Del Greco asked what amenities will be built for this section.

Skelton responded the primary amenity facility along the southeast portion of section four and trail amenities will be constructed as part of this section.

Stevenson moved to approve the consent agenda item 0609-SFP-14 with the following conditions:

1. That the petition complies with any requirements of the Westfield Public Works Department, and
2. That the petition complies with any requirements of the Hamilton County Surveyor's Office, and
3. That these conditions be satisfied prior to the final plat being recorded.

Clark seconded, and the motion passed unanimously.

OLD BUSINESS

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items, i.e. bagged mulch.

Henke responded there would be no outside sale of materials.

Del Greco asked if there will be a restroom in the gas station.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park will have public access.

Del Greco seconded, and the motion passed unanimously.

0608-REZ-06 16715 Carey Road. RSL Case Construction requests a change in zoning for 40 acres from the AG-SF-1 District to the SF-2 District.

Skelton presented the details of the petition stating this project has been to subcommittee. Skelton reviewed subcommittee discussion including the following commitments:

- Place limit on development of site to no more than 40 custom home sites.
- Minimum of 2,600 square feet for single story; 3,200 square feet for two story.
- Building materials significantly restricted to include complete first story brick wrap; other exterior building materials include hardiplank, no aluminum and no vinyl.
- Minimum of three-car garages.
- Increased roof pitch standards.
- Garages will be angled or side load on all lots.
- Will provide standards for pipeline easements that run through the property.
- There will be a pedestrian trail along the boundary.

Sanders expressed concern regarding pipeline safety.

Clark moved to send 0608-REZ-06 to the Town Council with a positive recommendation.

Stevenson seconded, and the motion failed 4-1 (Sanders).

Zaiger stated that the Commission did not need to take any action or can send to Town Council with a negative recommendation.

Sanders moved to make no recommendation to the Town Council at all.

Clark seconded, and the motion passed unanimously.

NEW BUSINESS

0609-REZ-09 4241 West 176th Street. William R. Dison and Jeffery J. Dison request a change in zoning for approximately 15 acres from the SF-5 District to the AG-SF-1.

Mr. William Dison presented the details of the request

A Public Hearing opened at 8:15 p.m.

Ms. Sharon Cole spoke of her desire for the petitioner to put in an access road.

The Public Hearing closed at 8:20 p.m.

Dison responded to public hearing comments.

Clark moved to waive the required appearance before the Comprehensive Plan Subcommittee.

Del Greco seconded, and the motion failed.

Dison will go to subcommittee on October 18 at 7:00 p.m.

The meeting adjourned at 8:30 p.m.

President

Secretary